

Pre-Renovation Regulations: Do They Apply to You?

Who Must Follow These Regulations?

In general, anyone who is compensated for work performed in housing built before 1978, including:

- Residential rental property owners and managers
- General contractors
- Special trade contractors, including: painters, plumbers, carpenters, and electricians

What Work is Applicable Under the Regulations?

- Renovation or repair work that involves houses or apartments built before 1978.
- The work will disturb more than 2 square feet of painted surfaces.
- The work will be compensated for, done in exchange for other services (bartering), or being done as or for the property manager.
- The work is not specifically excluded from this law.

What Do the Regulations Require?

1. Distribute the EPA pamphlet, Protect Your Family From Lead in Your Home, and provide a renovation notice, which includes the start date and project details to the housing owners and occupants BEFORE beginning the renovation work.
2. Obtain a confirmation of receipt of the pamphlet from the owner and occupants (or you may mail the pamphlet at least 7 days prior to renovation, and obtain a certificate of mailing from the post office).
3. Retain records for 3 years.

What Work is Specifically Excluded Under the Regulations?

- Housing built after 1978
- Housing for the elderly or disabled persons (unless children do or will reside there)
- Zero bedroom dwellings (studio apartments, dormitories, etc.)
- Housing or components declared lead-free by a certified lead inspector or certified risk assessor
- Emergency renovations and repairs
- Minor repairs and maintenance that disturb 2 square feet or less of paint per component